



# **REGULAR MEETING OF THE CITY COUNCIL AND THE CITY COUNCIL SITTING AS THE REDEVELOPMENT AGENCY**

## **REGULAR CC/RDA MEETING**

**Council Chambers in City Administrative Services Building  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234**

**WEDNESDAY, NOVEMBER 12, 2003**

**Study Session - 3:00 p.m.**

**Regular Meeting - 6:30 p.m.**

**(Or As Soon Thereafter as the Meeting May be Commenced)**

**Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.**

### **3:00 P.M.- STUDY SESSION**

1. Presentation by Daniel Swaby with the Internal Revenue Service Regarding the Internal Revenue Service (IRS) Agent Education Program.
2. Presentation of Petition from Residents of the Dream Homes Area for Formation of Sewer Assessment District.
3. Discussion of Mercy Housing Tierra Del Sol-Extension of Escrow/DDA Update.
4. Presentation by Karen Riley, Executive Director of the SCRAP Program, Regarding the Service Provider Agreement-Renewal.
5. Review of November 12, 2003, City Council/Redevelopment Agency Board Agendas.
6. City Council/Staff Reports and Inquiries of New or Ongoing Projects.
7. Closed Session Urgency Items

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**CC/RDA MEETING:  
CLOSED SESSION**

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b).  
**Number of Potential Cases: 2**
2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Government Code Section 54957.

**Title of Position:** City Manager

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: East of Cathedral Canyon, North of East Palm Canyon, West of Buddy Rogers and South of N. Buddy Rogers, Otherwise Known as Building Pads D & E  
Negotiating Parties: Redevelopment Agency & Tri-Millennium Development Cathedral City, LLC  
Property Owners: Redevelopment Agency  
Under Negotiation: Project Update
4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: East of Van Fleet Avenue, South of East Palm Canyon Drive, West of Date Palm Drive, Northeast of East Cathedral Canyon Channel and North of "D" Street. APN #'s 687-207-005, 687-221-002, 687-223-016, 687-223-018, 687-225-004, 687-225-006, 687-225-008, 687-221-005; 687-221-006; and 687-225-016.  
Negotiating Parties: Redevelopment Agency and BCN Developments, LLC  
Property Owners: Martin Sousa, et al, Francine Dickson, et al, Jorge & Maria Sanchez, Danroy Corporation, Sam & Vikki Stickles, and Ezequiel Escobar, et al.  
Under Negotiation: Acquisition/Disposition of Property
5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
Property Location: Heritage Park APN#s 670-110-034  
Negotiating Parties: Redevelopment Agency & American Senior Living  
Property Owners: Redevelopment Agency  
Under Negotiation: First Amendment to Owner Participation Agreement (OPA)

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6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.

Property Location: West of Perez Road Extension, and  
South of East Palm Canyon Drive. APN #687-030-056  
Negotiating Parties: Redevelopment Agency and Cathedral  
City Properties, LLC  
Property Owner: Tramview Land Company  
Under Negotiation: Acquisition/Disposition of Property

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**MINUTES**

Approval/Correction of Minutes from the regularly scheduled City Council/RDA Board Meeting held on Wednesday, October 22, 2003.

**SCHOOL REPORTS**

Receive School Reports presented by Martin Silva and Vivian Enriquez, Students from Cathedral City High School.

**PRESENTATIONS AND PROCLAMATIONS**

- " Proclamation Declaring November 16 - 22 as Alzheimer's Disease Awareness Week in the City of Cathedral City.

**CONSENT AGENDA**

1. Receive and File Claims and Demands in the aggregate amount of \$ 2, 404, 960.13 for the Month of September, 2003.
2. Approval of Annual Funding in the Amount of \$ 20,000 for the Student Creative Recycling Art Program (S.C.R.A.P) for Fiscal Year 2003-2004.
3. Approval of Final Parcel Map PM 31461: Located on the Southwest Corner of Los Gatos Road and Quista Court.
4. Approval of Final Tract Map 30744: Located at the Northwest Corner of Landau Boulevard and McCallum Way. (Landau Development Company, Inc., Applicant)
5. Proposed Resolution of the City Council for the Cathedral City of Cathedral City, Adopting Records Retention Schedules the City Clerk's Office, City Manager's Office, Police, Planning, Engineering, Public Works, Building, Administrative Services, Accounting Services and Human Resources.
6. Proposed Resolution of the Redevelopment Agency for the City of Cathedral City, Approving and Adopting an Updated Records Retention Schedule for the Cathedral City Redevelopment Agency.

**PUBLIC HEARINGS**

7. Joint City Council/Redevelopment Agency Public Hearing Approving the Disposition and Development Agreement (DDA) with Tri-Millennium Developers, Inc. for the Design and Construction of a Limited Service Hotel, Located on the North Side of East Palm Canyon Drive and East of the IMAX Building on Lots Known as D & E, and West of Buddy Rogers. **(Report for this Item will be included Under Separate Cover)**
8. A Request by the Serenity Cove Homeowners Association Board ("HOA") to Amend Serenity Cove Street Vacation No. 99-19 to: (a) Allow for the Transfer of Title to all of the Vacated Streets to the HOA Rather than the Adjacent Property Owners; (b) Waive all Costs Associated with the Street Vacation and Gating of the Subdivision; and (c) to Delete the Requirement that All Property Owners Must Consent to the Subject Vacation.
9. Approval of Tentative Parcel Map 31696: A Request to Subdivide approximately 15 Acres into 24 Lots, Located South of East Palm Canyon

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- Drive, West of Bankside Drive in the Commercial Tourist Recreation (CTR) Zone.
10. Approval of Tentative Parcel Map 31261: A Request to Divide 19.3 Acres into 6 Commercial Lots, Located on the South Side of Ramon Road, Approximately 1,300 Feet East of Date Palm Drive, in the Planned Community Commercial (PCC) Zone.
  11. Approval of Tentative Tract Map 31675: A Request to Divide 2.5 Acres into 10 Lots, Located East of Date Palm Drive, South of the Terminus on Rosemount Avenue, in the R-1(Single-Family Residential) Zone of the Uptown Village Specific Plan.

### **LEGISLATIVE ACTION(S)**

12. Adoption of a Resolution Determining the Necessity to Acquire Certain Real Property in the City of Cathedral City for Public Use, Declaring the Intention to Utilize Eminent Domain and Directing Council to Commence the Necessary Action.
13. Approval of an Agreement with Honeywell International, Western Region, Automation and Control Solutions Division, To option of a Resolution Determining the to Provide the Necessary Technical Services to Determine the Savings Possible Through the Implementation of Energy Reduction Measures in the Downtown Area.
14. Proposed Resolution of the City Council for the City of Cathedral City, Approving the Provisions Pertaining to the Formation and Duties of the Coachella Valley Animal Campus Commission and Consenting to Amending the Riverside County Code to Include Said Provisions.
15. Proposed Ordinance of the City Council of the City of Cathedral City, Eliminating the Time on th Establishment of Loans, Advances and Indebtedness Pursuant to Health and Safety Code Section 3333.6(e)(2) for the Redevelopment Enabling Plan for Redevelopment Project Area No. 3. (**1<sup>st</sup> Reading**)
16. Approval of 2003 Local Law Enforcement Block Grant Expenditure Proposal with 10% Matching Funds.

### **COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.**

### **ADJOURNMENT**

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be held on **Tuesday, November 25, 2003.**

**This Agenda is also available for viewing on the City's Web Site. The Web Site address is [www.cathedralcity.gov](http://www.cathedralcity.gov)**

Daryl Betancur, Deputy City Clerk  
City of Cathedral City